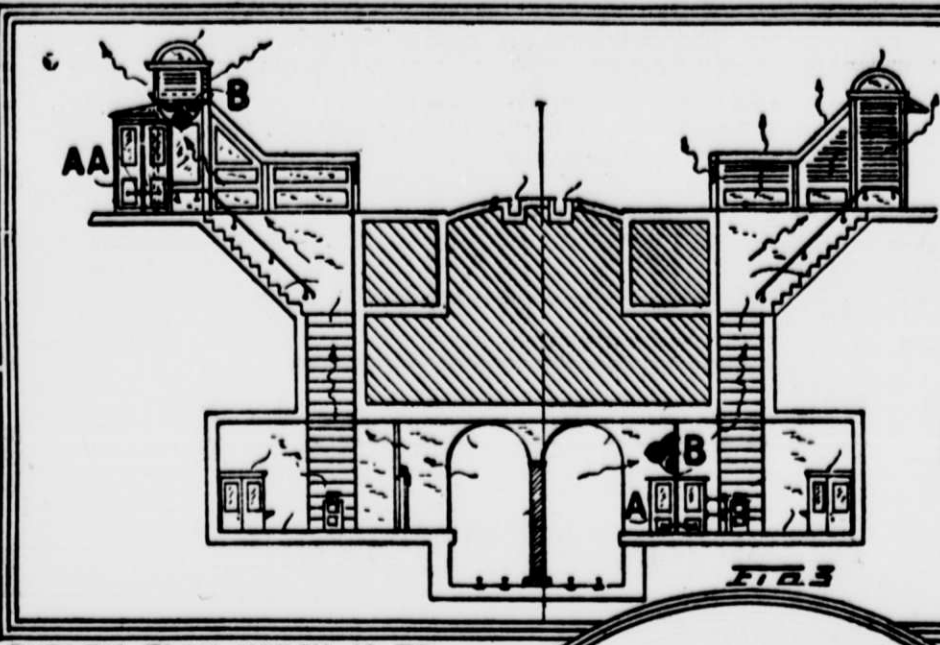


MANY IDEAS FOR VENTILATING NEW SUBWAY; BROADWAY FIGHTS USE OF PRESENT METHODS



DUDLEY PLAN WHICH IS TO SEAL ALTERNATING STATIONS. A-REVOLVING DOORS ON PLATFORM. AA-REVOLVING DOORS AT KIOSK ENTRANCE. B-SUCTION FANS.

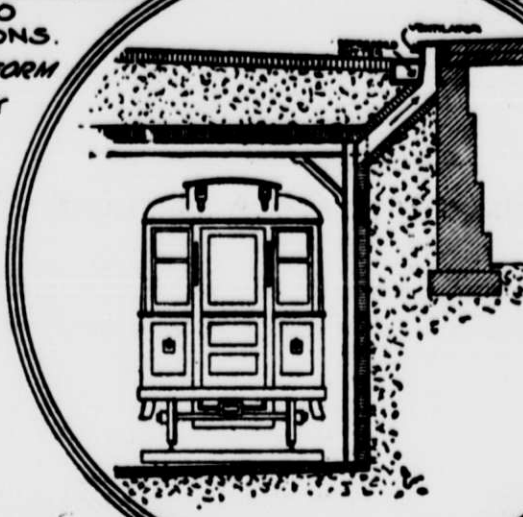
BROADWAY merchants, big and small, property owners and hotel residents of that great thoroughfare have banded together in a fight to save New York from a continuation of primitive methods of ventilating the new subway. The fight is one that will interest not only Broadway but the entire town. In a few months important links of the great \$350,000,000 subway transit will be in operation, carrying millions of travelers through the city every day.

Though these tubes will be up to the minute in construction, equipment and arrangement, in ventilation they will be no better than the present tube, a pest-hole at its best, according to men who claim to have studied the air problem in the much overtaxed subway. This subway was built without the aid of ventilating engineers. It was thought the exits and entrances to the tube would serve all the air needed.

When the mistake was discovered and folks demanded better ventilation gratings were built in the sidewalks for 100 feet on each side of the station. It is about the only means possible of improving conditions in the tube without suspending traffic and doing much rebuilding, so it has been claimed. In no other city with subways will street gratings ventilators be found. They have been tabooed by engineers for many reasons, but chiefly because they are unsightly, dangerous in wet and snowy weather, tend to street congestion and are far from the best means of airing the tubes.

It is the plan of the Public Service Commission, however, to install street gratings for the ventilation of the new tubes. That is, the gratings will be installed unless held up by a court order or a change of mind on the part of the engineers of the commission. The fight against this means of ventilation and street obstruction began about two years ago, when the Broadway Association, the collective name of hundreds of business and property owners arrayed against the plan and representing property amounting to \$300,000,000, announced that Broadway would not permit gratings on that street. So far in advance of the construction of this part of the tube, the announcement was not given much attention by the subway builders and designers. A mere kick from a civic association to impress its members with the fact that their interests were being watched over by the officers of the association was not to be considered seriously by the Public Service Commission. Before the subway would reach that stage of construction the dissension would be dead.

But while the Public Service folks thought thus, if they thought at all about the matter, David Robinson, secretary of the Broadway Association, in his office in the Hotel Hamilton, 110 West 42d street, I. Straus of R. H. Macy & Co., J. D. Thompson, president of the Broadway Association; Robert G. Goetz, secretary of the Public Service Commission; and a score of others were active planning moves to block, halt



SUGGESTION FOR GUTTER VENTILATORS

and defeat the primitive system on the greatest street in one of the greatest cities of the world. The spirit of the opposition was shown several times since last March, when the commissioners were reminded that the courts would be asked if all other means failed to carry their point. On Wednesday the full strength of the association for the ventilation of the subway was displayed. Men of all ranks were in attendance at the hearing. Merchants controlling monster establishments, speaking with the knowledge which is only theirs, gave many reasons why gratings should not be put on Broadway or for that matter on any other subway line.

Comparatively few pedestrians walk over the gratings of the old subway. A feeling of insecurity takes hold of them and they step off. It is not the best sort of footing at any time, and in winter the slippery bars are a menace. Then the odor which is pushed up into the faces of pedestrians by the passage of the trains is not forgotten and women will not walk over gratings. The consequence is that gratings on Broadway would reduce the walking space in many sections by at least 50 per cent. The result would be congestion and a perceptible loss of pedestrians in time.

The diverting of traffic from Broadway would be a mistake on the part of the city, one man said. Everything should be done to foster trade there, not only for its worldwide reputation as a street of shops and sights, but to sustain valuable, which means making good tax bills. "Traffic is trade," the speaker continued, "and I hope the Public Service Commission is not so narrow-minded as not to see what we are fighting for and the harmful results that would come from this primitive gratings ventilation. In London, Berlin and other cities of Europe with subway gratings have been found. These are machines which suck in the air and after cleaning it by driving electric sparks through the vapor and the dust, it is blown out into the street. It is not a costly system, and according to the informant is far superior to other methods of ventilation.

When asked why it had not been introduced here he remarked that we were asleep. The osnator has been in use for some time in Europe and proved year. Another amendment adopted provided for compulsory arbitration between all classes of members. Before the adoption of this amendment one party to a controversy might ask for arbitration and the other might decline to arbitrate. Under the amendment failure to agree to arbitrate subjects a member to expulsion.

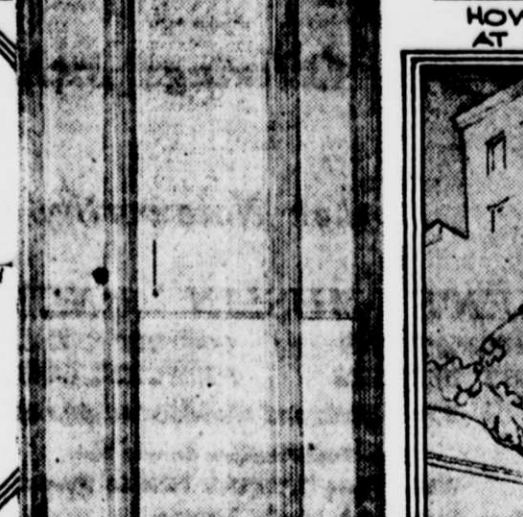
An amendment also was adopted providing for a new class of members to be known as honorary members. Under the present system and with so large a membership as the board has it is difficult to control the use of the board rooms by commission salesmen and various employees of the 200 active members. Registered members are to include any salesman employed in the office of a member of the board and in good standing in such office, and only such employees as are "registered" members shall have the use of the board rooms. Cards of identification are to be issued. For such registered members there is to be no initiation fee but an annual fee of \$5.

SUBWAY ENTRANCE HEARING. William St. Owners Do Not Want Them on Street.

Through the efforts of Borough President Marks a public hearing on the matter of sidewalk entrances and exits has been arranged with the Public Service Commission for next Wednesday at 11 A. M. President Marks is opposed to the placing of entrances and exits on William and Nassau streets. This matter was also taken up some time ago by the Real Estate Board with the Public Service Commission and the board's position placed before the commission.

The William street subway plans show proposed entrances and exits six feet six inches on sidewalks which are only nine to ten feet in width. On account of the narrow streets only two stations will be placed on this route, one at Wall street and one at Fulton street. From 5 to 7,000 persons pass over these sidewalks in a given hour morning and night. The Real Estate Board has placed itself on record against the proposed plan. It believes that the necessary easements should be condemned for this purpose.

The Real Estate Board is urging that its members and property owners on and about William and Nassau streets write to the Public Service Commission and attend the public hearing on Wednesday.



ORNAMENTAL BRONZE KIOSK VENTILATOR AND ADVERTISING SIGN.

its worth. It was said, to the satisfaction of the most exacting expert. At the hearing before the commission several plans for ventilating the new subway besides wide sidewalk gratings were presented. One of the most interesting was a system of kiosk ventilators similar to those of Berlin, Dresden, Munich, Paris, Buenos Ayres, Rio Janeiro and other foreign cities. Beauty, efficiency, economy and a public convenience is claimed for the kiosks by those who want them built.

Another attraction, and one which will catch the eye of the taxpayer, is that the kiosk will be given to the city and a yearly rental of \$50,000 paid to the municipal government. The rental would in time amount to \$100,000, and if the ideas of the kiosk interests were to be carried out, Henry W. Newman, chairman of the committee, said that a new source of revenue amounting to more than \$1,000,000 a year would come into the pockets of Father Knickerbocker. It was even estimated that the revenue would amount to \$2,000,000.

To the city the only obligation for the kiosk system would be the substructure construction and the granting of a franchise to the company to use the panels of the kiosks for advertising purposes. The kiosk company is a new one. It has a capital of \$5,000,000 and on its board of directors are said to be some of the best known men in the city. The company is ready to spend \$600,000 in erecting kiosks along Broadway. They will be of stately bronze twelve feet high and five wide. They will sit over a duct built to the subway's level. Being two feet wider than the lateral tunnels of foreign cities it is planned to use in case of subway accidents such as that of last February in the tube under Broadway at Fifth street.

Waste paper receptacles and sand boxes could be kept in the kiosk. The plan of the company is to put one on each block. On Broadway north of Fifty-ninth street the kiosks would be placed in the park area in the center of the roadway. In these a runnel stairway wide enough for two to ascend at one time would be built. The company would do all this for the city in return for the advertising privileges. They estimate that the problem of outdoor advertising, one of the troubles of the city, would be partly solved by it.

In foreign cities the kiosks are the only instruments of outdoor advertising permitted. From kiosks the city of Berlin derives an annual revenue of \$55,200. Another plan suggested for ventilating the tubes was offered by James G. Dudley, ventilation engineer and student of subways for many years. His scheme, he says, has the support of many ventilating experts who were consulted by his financiers before they had agreed to their representative, Campbell Carrington, to back his scheme. For it is claimed many advantages.

not sold by the Jere Johnson, Jr. Company last week in the night auction sale of 351 lots at the Brooklyn Academy of Music will be offered again by the Johnson company on Tuesday in the Brooklyn Auction Room. The property is that of the old Borough Park Company, which developed that section some years ago. The lots sold last Tuesday and those to be sold next Tuesday are all that remain of the original holdings of the company.

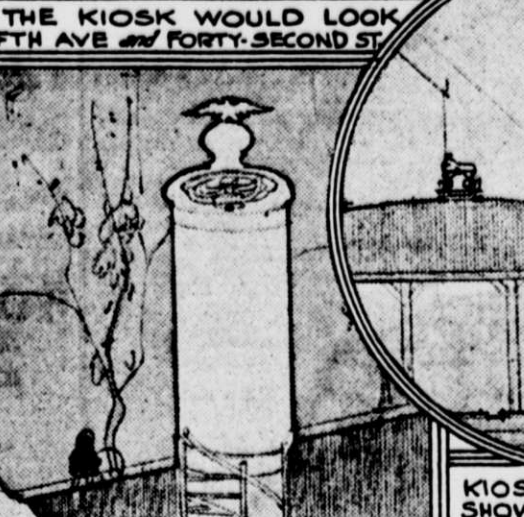
SUBWAY LOTS AT AUCTION. The thirty-five Borough Park lots

and referred the matter to the City Plan Commission, of which President McAneny of the Board of Aldermen is chairman. The owners feel that the plan of Mr. McAneny will prevent the injustice which would have been worked out had the work been done on and the encumbrance permitted to be shifted to this neighborhood.

7TH WARD OWNERS WIN. Mayor Halts Plan to Put Encumbrance Yard in Madison St.

A delegation of property owners of the Fourth and Seventh wards appeared before the Board of Estimate last Friday to halt the corporation yard improvement work now being done under the supervision of the Borough President. It is the work of a great injury to the neighborhood, causing a depreciation of values to property owners. President Marks has contended that he did not want to abrogate the contract for building a \$10,000 wall around the property, as the city would be compelled to pay damages, as the work had been started.

The Rev. James B. Curry, pastor of St. James's Church, asked the board to permit the space planned for an encumbrance yard to be turned into a playground. Nicholas F. Walsh, a real estate man, called the Mayor's attention to the few tenements that surround the block of the old encumbrance yard at Rivington, Mott and Tompkins streets, which neighborhood is not nearly as thickly populated and has but one-third as many tenements as the site upon which the city proposes to put the encumbrance yard.



HOW THE KIOSK WOULD LOOK AT FIFTH AVE AND FORTY-SECOND ST.

One is that it costs little to install either in the old or the new subways. Another is that it will do more than rid the town of sidewalk gratings, but will actually ventilate the subway, give the same strata of air that is to be found on the streets, which is as much as a human being can promise. The scheme is a simple one, similar in principle to the draw in the tall factory chimney or the action of a piston in its case.

It is Mr. Dudley's plan to seal alternate subway stations against the intake of air. These will be exhaust stations, the intakes being alternating stations. The stations are to be sealed by airtight revolving doors built either in a partition at the rear of the station platform and reaching from floor to roof or at the street entrances and exits of kiosks. Over the doors will be fans which will draw the air from the tube to the street above.

The plan of placing the doors at the street entrances of kiosks is considered the best. When so placed the fan will be placed in the cupola of the kiosk, the foul air being driven out through apertures in the cupola. The air sucked out will permit a greater inflow of fresh air at the station. This plan was recommended by the ventilation experts, admitting each section of the tube to be separately ventilated. The ventilation system is to be operated independent of the street fans coming from a motor on each station.

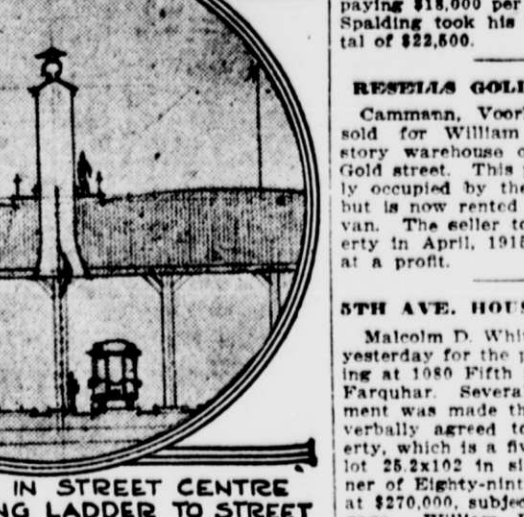
Mr. Dudley said he has tested his plan for years and that he is sure that it would give New York subways the ventilation demanded. Another plan and one of foreign origin is the placing of gratings along the side of the street curbs for about 150 feet on each side of a station, connecting with the gratings is a chimney through which will pass the foul air of the tube. This plan was offered by Robert E. Booraem. It is called the hollow or opened curb system of ventilation. The chimney starts from the side of the subway near to the roof and runs at an angle for seven feet to a horizontal duct coming to the sidewalk level. On the road side of the duct is a ten inch screen or hollow curb for 150 feet on each side of a street would be equal to an air shaft fourteen inches square.

TRADING IN BROOKLYN. Saul C. Lavine has bought the plot, 40x100, on the east side of East Ninth street, 140 feet south of Avenue M, sold by Andrew Gray, also acquired a plot of 100 feet north of the Borough Park Company, and the southeast corner of Third avenue and Park place, 22x125, from the estate of Frederick B. B.

James M. Hawley has sold \$300 Blocker street for the estate of Jacob H. Gelbard to Anders Nilson.

Frank A. Seaver & Co. have sold the new two family duplex house at 177 Seventy-second street for the John H. Bradley Company to a client for occupancy.

Isaac Salzberg has sold for Alfred Vogel to M. Frank a two family street



KIOSK IN STREET CENTRE SHOWING LADDER TO STREET LEVEL.

WATER FRONT FACTORY SOLD. FRONT STREET—The Charles E. Noyes Company has sold for William C. Renwick 166 Front street, a five story loft building, on lot 1374. The property was held at \$25,000. It was a cash sale.

EAST 124TH STREET—The Bryant Park Realty Company has sold for the Reppel Company the factory building at 114 East 124th street, on lot 25x100.11, to the Ludin Realty Company.

WEST 152D STREET—Frederick A. Co. have sold for the Breslau Realty Company to Marcus Cohen 526 West 152d street, a six story apartment house, on lot 25x100.11, between Amsterdam avenue and Broadway.

BUILDERS BUY IN BRONX. WEEKS AVENUE—The Sherman Company has sold to Adelstein & Avrutin the plot, 24x95, at the southwest corner of Weeks avenue and 173d street. A. H. Levy was the broker. The buyers will improve the site with a five story apartment house and a two story structure. The site is situated between the carriage and Hunts Point avenues recently built by them. It will contain accommodations for seven families on each floor, arranged with three, four and five room suites. As part of the deal the Sherman Company will furnish the building loan.

CLINTON AVENUE—Alphonse Doncourt, sold the lot, 25x100, on the west side of Clinton avenue, 75 feet south of Magenta street, to Kerina Macela, for \$1,500.

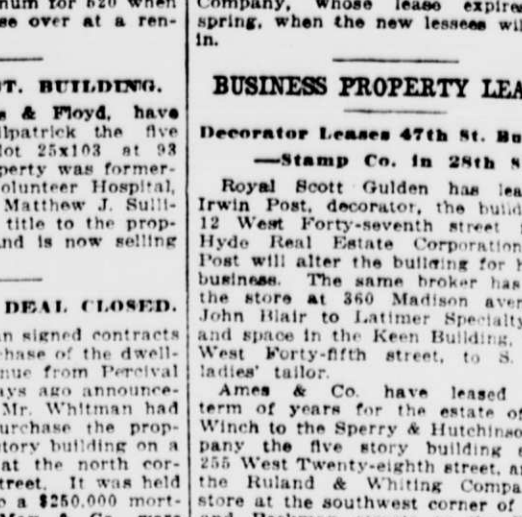
CHISHOLM STREET—Kurz & Tren have sold for Mrs. Henrietta C. Green a plot, 40x120, on the west side of Chisholm street, 170 feet north of Freeman street, to the Nizam Corporation. The seller took the dwelling 385 East 152d street in trade. The latter was reported sold yesterday.

ST. LAWRENCE AVENUE—Schoon & Co. have sold for J. Gilbert the dwelling 1236 St. Lawrence avenue, and for Mrs. Levy the vacant lot at 254 Bronxview Park.

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CITY DWELLINGS RENTED. William R. Ware has leased 305 West Ninety-second street, a five story apartment house, to John L. R. The Houghton Company has leased for the same building at 305-307 West Sixty-fourth street, the Republican Motor Sales Company.

SUBURBAN PLACES LEASED. John P. Scott has rented for R. F. P. his country place in the Van der Grinten road, Hewlett, L. I., to Martin S. Watts.

CHANGE IN BROKERS' OFFICE. The F. R. Wood, W. H. Dolson Company has placed its office at 852 Fifth avenue in charge of Francis M. Vail.

LEADS ON DRIVE APARTMENT. The Emigrant Industrial Savings Bank has let the Convent Court Corporation \$225,000 for five years on the drive apartment house at the north corner of Riverside Drive and 143rd street.

GIVES MOTHER A HOUSE. Judge Nolan Buys Dwelling Occupied by His Mother.

Judge Thomas Nolan has bought the dwelling at 9 Madison street as a gift to his mother, who occupies it, she has a home for many years. The house is built to leave it. As the property was in the market for sale and feeling it might fall into the hands of people who would not be associated with the firm, Judge Nolan decided to buy the house, which for many years was his home.

The dwelling is three stories high with basement on a lot 25x100, between Pearl and Roosevelt streets and nearly opposite Batavia street. The house is 7 Madison street, was the home of Judge Nolan's mother, who lived there for many years. In fact, that was the former character of Madison street, which was often referred to as Politicians Row.

The house is bought from the estate of George Hudson, which has owned it since 1877.

NEW REALTY CORPORATIONS. The following realty corporations were chartered at Albany yesterday: Paterson Corporation, capital \$50,000; Directors, John C. Davidson, James A. Spalding and Frank J. Wolfe.

Almax Realty Company, Manhattan, capital \$100,000; Directors, Max L. H. Zeman, Brooklyn, William H. Zeman, New York City, and John T. Jenkins Jr., Brooklyn.

Hurdley Real Estate Company, for Manhattan, capital \$50,000; Directors, H. R. Green, George E. Moore, Chester T. Krouse, New York City, Central Avenue Realty Corporation, Capital \$100,000; Directors, Josephine E. Mahon, New York City, Raymond E. Mahon, Brooklyn, and Charles P. Keener, New York City.

BURTON BROS. NEW HOME. On the northeast corner of 155th avenue and Twenty-ninth street, a new story warehouse for the storage and play of cotton goods is to be built. It will be a three story structure, a facade of brick and limestone, having a frontage of 45 1/2 feet on the avenue and 94 1/2 feet on the street. Plans by H. H. and Crawford Barton, New York City, and Howard P. Carter, New York City, are the architects. Estimated cost at \$250,000.

BROWN HOUSE BUILT. Elder Zimmer has the house at 150 Tinton avenue, sold recently by J. H. Horton of Depot, N. Y.

SPAULding LEASES BUILDING ON 5TH AV.

Will Pay \$600,000 in Rent for 523... Quick Profit Taken on Gold Street Warehouse

A. G. Spaulding & Co. have leased through Clark T. Chambers for twenty-one years from Esther Reinheimer, represented by William R. Rose as attorney, the six story building at 523 Fifth avenue, which with the Temple Emanuel and the Harriman National Bank occupies the block front between Forty-third and Forty-fourth streets. The lease calls for a rental during the term approximating \$600,000, and the lessee has arranged to make extensive alterations, including a new front, upon taking possession on February 1, 1916. The building was built about ten years ago by Becher & Coon and sold upon completion to the present owners. The property at 520 Fifth avenue was leased in March, 1912, by the Spaulding firm for the unexpired term of the lease, for whom Michael Dreier built a seven story structure on Fifty-seventh street just west of Fifth avenue. Becher & Coon took the lease over at a rental of \$22,500.

RESIDUAL GOLD ST. BUILDING. Cammann, Voorhees & Floyd, have sold for William Kippatrick the five story warehouse lot 25x100, on Gold street. This property was formerly occupied by the Volunteer Hospital, but is now rented to Matthew J. Sullivan. The seller took the title to the property in April, 1915, and is now selling at a profit.

5TH AVE. HOUSE DEAL CLOSED. Malcolm D. Whitman signed contracts yesterday for the purchase of the dwelling which is a five story building on lot 25x102 in size at the north corner of Eighty-ninth street. It was held at \$270,000, subject to a \$250,000 mortgage. William R. May & Co. were the brokers in the deal.

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